



# HUON VALLEY COUNCIL

40 Main Street, Huonville  
PO Box 210, Huonville 7109  
hvc@huonvalley.tas.gov.au  
ph: (03) 6264 0300  
ABN: 77 602 207 026

Mr Ramsay  
Tasmanian Planning Commission  
GPO Box 1691  
HOBART TAS 7001

Our Ref: PSA-2/2017 & SUB-36/2017  
Enquiries To: Planning

19 July 2021

Dear Mr Ramsay

**DRAFT AMENDMENT: PSA-2/2017 & DRAFT PLANNING PERMIT: SUB-36/2017**  
**HUON VALLEY INTERIM PLANNING SCHEME 2015**

I refer to the directions in the Commission's letter dated 12 July 2021.

**DIRECTION NO. 1**

33 Esplanade Road, Cygnet

In relation to this direction, the owners of 33 Esplanade Road, Cygnet have confirmed in the attached email received on 23 June 2021 they are in agreement for the rear part of their property to be rezoned *General Residential* land. A copy of the response provided by the owners is attached.

31 and 35 Esplanade Road, Cygnet

I requested the owners of 31 and 35 Esplanade Road advise Council by 16 July 2021 if they support the partial rezoning of 33 Esplanade Road such that all 33 Esplanade Road would be zoned *General Residential* land, if the Commission makes a decision on that basis.

As there has not been a response provided by the respective owners we are in the process of following up this inquiry with them.

**DIRECTION NO. 2**

The following amended wording of Condition 3 is proposed in relation to Lot 56 following discussions with the applicant.

Lot 56

*Prior to sealing the Final Plan of Survey for the Stage 11 of the subdivision, Lot 56 is to be adhered to the Balance Lot (Lot 200) to provide connection between the Balance Lot and approved subdivision. Council may require part of Lot 56 to be shown as "Reserved for Future Road" on a Final Plan of Survey to be lodged with Council for sealing prior to the Plan of Survey for Stage 11 being sealed by Council.*

### **DIRECTION NO. 3**

The Department of State Growth have confirmed in the attached email received on 12 July 2021 that the revised plans are in accordance with the Department of State Growth's *requested amendment in its representation and at the hearing*. The DSG has also advised it does not seek any further changes to the current version of draft conditions (version 30-6-2021; attached), and it has no issue with the following additional condition that is proposed.

#### **CONDITION – MULTIPLE DWELLINGS**

As referred to in the letter dated 5 July 2021, a further condition is proposed for inclusion in a permit that is for a covenant(s) to be included in the relevant Schedule of Easements that sets out that lots 11, 12, 27, 34, 35, 49 and 50 are to be only used for development of multiple dwellings.

I will forward an update on Direction No. 1 (adjoining owners) and a draft of the above Condition by 21 July 2021. Please contact me on (03) 6264 0300 if you require clarification on any of the above matters in the meantime.

Yours sincerely



**MICHAEL BARTLETT**  
**MANAGER DEVELOPMENT SERVICES**

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**From:** Fry, Kathryn <Kathryn.Fry@stategrowth.tas.gov.au>  
**Sent:** Monday, 12 July 2021 10:07 PM  
**To:** Michael Bartlett  
**Cc:** TPC Enquiry; Stirling, Matthew (StateGrowth)  
**Subject:** RE: TPC Hearing and Directions - revised conditions and plans- Huon Valley Council / PDA Surveyors - Section 43A Application (PSA-2/2017; SUB-36/2017), Cygnet

Dear Michael,

Revised Plan:

Apologies for the delay in responding to Council's original email of 28 June which attached revised plan V704UH-50E and requested comment. I confirm the plans are in accordance with the Department of State Growth's requested amendment in its representation and at the hearing.

Revised Conditions:

State Growth does not request any further changes to the draft conditions. We have no issue with the further condition proposed.

Please contact me if you have any questions.

Regards,  
Kathryn

**Kathryn Fry** | Planning Officer  
Environment & Development Approvals  
State Roads | Department of State Growth  
Level 2, 4 Salamanca Place, Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001  
Phone: (03) 6166 3449  
Email: [Kathryn.Fry@stategrowth.tas.gov.au](mailto:Kathryn.Fry@stategrowth.tas.gov.au)  
[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)



**I work part-time: Monday, Wednesday and Friday**

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**From:** Michael Bartlett <mbartlett@huonvalley.tas.gov.au>  
**Sent:** Monday, 12 July 2021 2:57 PM  
**To:** Fry, Kathryn <Kathryn.Fry@stategrowth.tas.gov.au>  
**Subject:** TPC Hearing and Directions - revised conditions and plans- Huon Valley Council / PDA Surveyors - Section 43A Application (PSA-2/2017; SUB-36/2017), Cygnet

Hi Kathryn

I refer to your email received on 25 June 2021 regarding the adjustments to draft permit conditions 15, 19 and 30. I also refer to Council's email forwarded on 28 June 2021 with the revised plans prepared by PDA Surveyors and to the DSG email received 30 June 2021 (attached).

Revised plans

In relation to the plans prepared by PDA Surveyors that have been revised following the hearing that includes revised plan V704UH-50E, can you please advise if those the plans are in accordance with DSG requirements.

Revised conditions

Can you also please advise whether or not there are any other changes required to any of the attached draft conditions that are proposed. A further permit condition that is under consideration by Council to be included is a further condition that specifies in a covenant(s) in the Schedule of Easements that specific lots are to be only used for development of multiple dwellings (i.e., not for single dwelling development).

Can you please provide the above information at your earliest convenience.

I have also attached a letter received today from the Commission regarding the direction in paragraph 7 of the Commission’s letter dated 9 June 2021.

Regards

Michael Bartlett  
Manager Development Services

☎ 03 6264 0353  
✉ [mbartlett@huonvalley.tas.gov.au](mailto:mbartlett@huonvalley.tas.gov.au)  
🌐 [www.huonvalley.tas.gov.au](http://www.huonvalley.tas.gov.au)  
📍 40 Main Street, Huonville, Tas, 7109  
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**From:** Steve Ferguson <[sferguson3655@gmail.com](mailto:sferguson3655@gmail.com)>  
**Sent:** Tuesday, 29 June 2021 4:28 PM  
**To:** Michael Bartlett  
**Subject:** Fwd: 33 Esplanade, Cygnet - Section 43A Application (PSA-2/2017; SUB-36/2017).

----- Forwarded message -----

**From:** Steve Ferguson <[sferguson3655@gmail.com](mailto:sferguson3655@gmail.com)>  
**Date:** Wed, 23 Jun 2021 at 10:44 am  
**Subject:** Re: 33 Esplanade, Cygnet - Section 43A Application (PSA-2/2017; SUB-36/2017).  
**To:** S Ferguson <[arcady@bigpond.com](mailto:arcady@bigpond.com)>

Hello Michael,

This email is to advise you that we agree to have 33 Esplanade Road Zoned as general residential in its entirety.

Regards Steve & Sue Ferguson.

On Tue, 22 Jun 2021 at 8:01 pm, Steve Ferguson <[sferguson3655@gmail.com](mailto:sferguson3655@gmail.com)> wrote:

----- Forwarded message -----

**From:** Michael Bartlett <[mbartlett@huonvalley.tas.gov.au](mailto:mbartlett@huonvalley.tas.gov.au)>  
**Date:** Tue, 22 Jun 2021 at 1:59 pm  
**Subject:** 33 Esplanade, Cygnet - Section 43A Application (PSA-2/2017; SUB-36/2017).  
**To:** [sferguson3655@gmail.com](mailto:sferguson3655@gmail.com) <[sferguson3655@gmail.com](mailto:sferguson3655@gmail.com)>

Dear Mr and Mrs Ferguson

A hearing by the Tasmanian Planning Commission was held on 2 June 2021 on the application for an amendment of part of the land at [1 Channel Highway, Cygnet](#) to be rezoned from *Particular Purpose Zone–Urban Growth Zone* to *General Residential* zoned land.

The Commission has not made a decision whether to approve or not approve the proposed amendment to the *Huon Valley Interim Planning Scheme* (Planning Scheme), or for the application for a permit to be issued for subdivision of that land (if it is rezoned) for the development of 61 residential lots and some infrastructure-based lots.

**Directions from the Commission**

Following the hearing, the Commission forwarded a letter to the Council dated 9 June 2021 which includes directions to Council for further information to be provided to the Commission prior to it making its decision.

The Commission requires the Council to provide a response by 28 June 2021.



The information that the Commission is seeking a response to in relation to your property is set out in paragraph 2 of the enclosed letter which states:

*Submission from the planning authority on the zoning of [33 Esplanade Road, Cygnet](#) (folio of the Register 167893/1) and whether the rear portion of the property is sought to be rezoned from PPZ1 – Urban Growth to General Residential in the draft amendment, including an opinion on the merit of this zone change.*

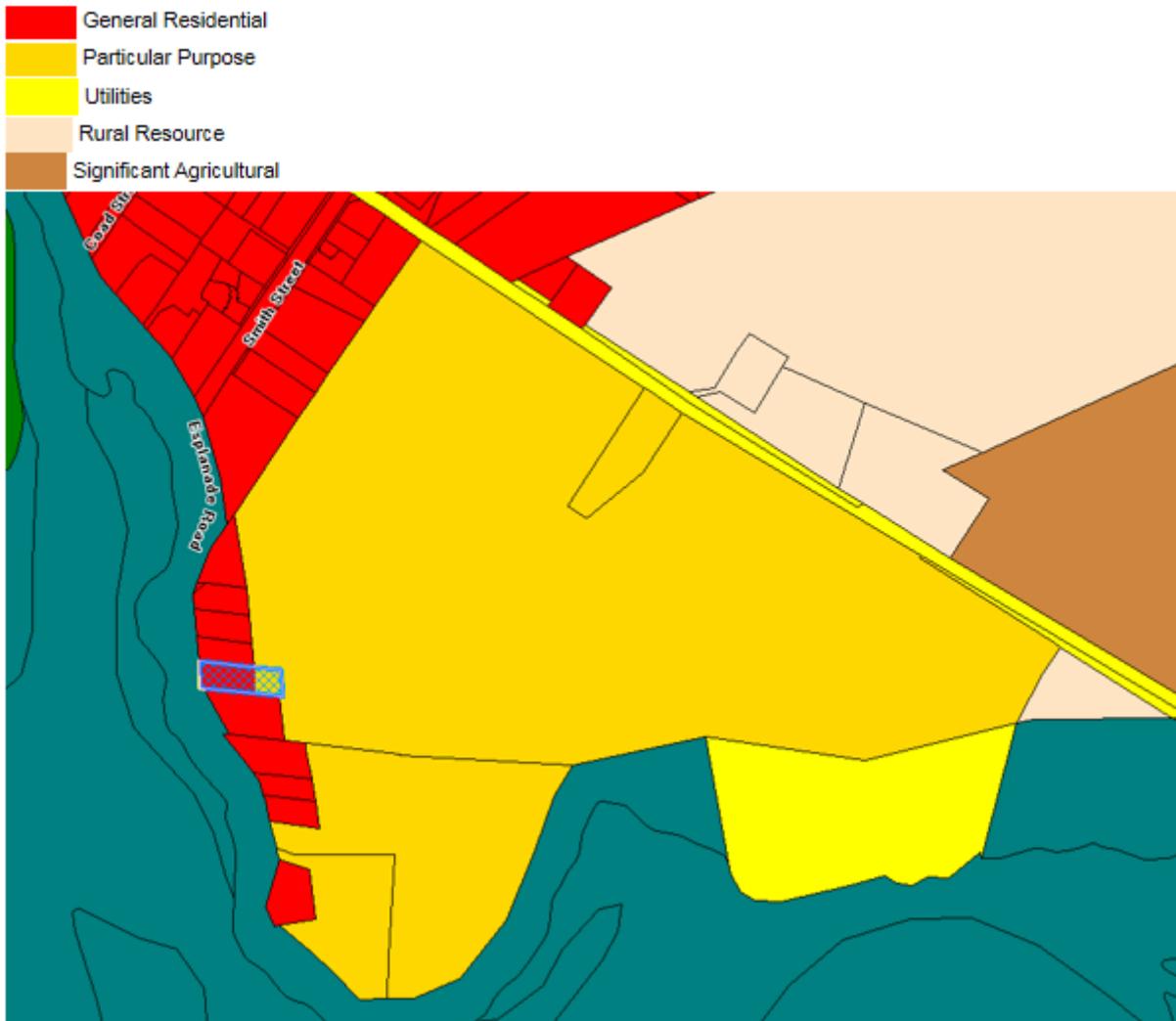
*If the planning authority supports this change, then the Commission requests confirmation that the relevant owners of the subject property and adjoining properties are aware of what is proposed and written confirmation that they support the zone change.*

### **Particular Purpose Zone– Urban Growth Zone**

Under the Planning Scheme the purposes of the *Particular Purpose Zone–Urban Growth Zone* (E32) (zone purpose statements) is to:

*To identify non-urban land intended to be largely converted to urban use and [development](#) in the future.*

To ensure that the development of the identified non-urban land does not compromise its potential for future urban use and development.



Planning Scheme map (extract from Council's GIS)

### Rezoning of part of your property

In my view there is merit in having the rear section of your property rezoned *General Residential* land should the Commission approve the above application (PSA-2/2017; SUB-36/2017). However, if you decide not to agree to the rear of your property being rezoned to *General Residential*, this does not preclude an application being made at another point in time for this part of the property to be rezoned *General Residential* zoned land.

Some reasons why the rezoning of part of your property can be supported (if the Commission approves the above application) is that rezoning of this area of land:

- Would be consistent with the zone purpose statements of the *Particular Purpose Zone–Urban Growth Zone* outlined above;
- Means that a separate application would not need to be made at a later point in time to have that part of the property rezoned to *General Residential*;
- Would not leave a small area of land zoned *Particular Purpose Zone–Urban Growth Zone* within a larger area of *General Residential* zoned land.

### **Option 1**

If you are in agreement that the part of your property currently zoned *Particular Purpose Zone–Urban Growth Zone* can be rezoned *General Residential* so that all your property is then zoned, *General Residential* land, can you please both forward an email or letter to the Council agreeing to the rezoning of your property on that basis.

If this is your preferred option, I also need to arrange for your neighbours at 31 and 35 Esplanade to be advised of what is proposed, and for them to indicate whether or not they support the rezoning of that area of your property to *General Residential* land.

### **Option 2**

Alternatively, if you do not agree to the proposed rezoning can you please forward an email or letter indicating that it is your preference for the property to remain partly zoned *Particular Purpose Zone–Urban Growth Zone*.

### **Timeframe.**

Can you please let me know on which of the above options you prefer as soon as practicable.

### **Further information**

Information about the above application is on the Commission's website on this [link](#) including the attached letter.

If you require further information about what the Commission requires or about the above matters please let me know.

Regards

Michael Bartlett  
Manager Development Services

☎ 03 6264 0353

✉ [mbartlett@huonvalley.tas.gov.au](mailto:mbartlett@huonvalley.tas.gov.au)



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## **C2. DRAFT PLANNING PERMIT CONDITIONS - SUB-36/2017**

- 1 The development must be substantially in accordance with SUB-36/2017, as shown on the following documents and plans:
- Plans including Plan of Subdivision;
    - Content page: V704UH (dated 15-6-2021);
    - Plans: V704UH: 0; 1, 2, 3, 4, 5, 6, and 9 (Rev S)(8 pages; dated 15-6-2021);
    - Plans: V704UH: Plans: 10 – 11 (dated 31-7-2020);
    - Plans: V704UH: Plan: 50E; (dated 23-6-2021);
    - Plans: V704UH: Plans: 51E and 52E (dated 15-6-2021);
  - Bushfire Hazard Report (April 2020) and Bushfire Management Hazard Plan (2 April 2020) prepared by Mr Van den Berg (GES Environmental Solutions) ('Bushfire Report and Plan');
  - Stormwater Planning Report (2020) prepared by PDA Surveyors; and
  - Traffic Impact Assessment (2019) prepared by Midson Traffic.

Whoever acts on this permit (hereinafter referred to as the 'developer') must comply with all conditions of the Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council. Any amendment, variation, or extension of this permit requires further approval.

- 2 The subdivision must only proceed in accordance with the 12 stages referred to on Plan V704UH-4 (Rev S) dated 15-6-2021 prepared by PDA Surveyors ("Subdivision Plan") unless otherwise approved by Council.
- 3 Lots described as "public open space", "public access way", "road", "to be acquired by the Highway Authority" or other way or land designated to become public land on a Final Plan must be transferred to Council or the Crown (as applicable) for a nominal sum of \$1.00, and must be accompanied by a Memorandum of Transfer of the relevant land to the Huon Valley Council or

Crown (as applicable), all documentation in relation to discharges of any Mortgages, withdrawal of caveats, and all other relevant registrable dealings.

**Lots 100, 101,102 and 103**

The developer is to ensure that Lots 100, 101, 102 and 103 (road lots) are to be marked as 'road' on a Final Plan of Survey to be lodged with Council for sealing prior to the final stage of subdivision. The road lots are to be constructed in accordance with these conditions.

Lot 100, 102 and 103 are to be transferred to the Crown, and Lot 101 is to be transferred to the Council, in accordance with this condition prior to the final stage of subdivision.

The developer is to arrange for the Memorandum of Transfers for road lots and other lots to be transferred to be executed by the landowner of the relevant land identifying the lot(s) to be transferred.

The developer is responsible for all Lands Titles Office fees and charges and duty in relation to the documents to be registered by the Recorder of Titles.

**Lot 56**

Prior to sealing the Final Plan of Survey for the final stage of the subdivision, the Council may require part of Lot 56 on the Subdivision Plan to be shown as public 'road' and / or part of Lot 56 as a public footway on a Final Plan of Survey to be lodged with Council for sealing to provide connection between the Balance Lot (Lot 200) and the approved subdivision.

- 4 A footpath is to be constructed on the southern side of the Channel Highway in accordance with Plan V704UH-50E dated 23-6-2021 and other approved documentation in accordance with the standard construction requirements set out in these conditions to connect the junction of the subdivision with the existing footpath.

- 5(a) The developer is to submit a Landscaping Plan for Lot 104 for approval with details of suitable trees and plants for growing on the lot, proposed timeframe of commencement of the landscaping and landscape management procedures. The plan is to be submitted prior to the sealing of Stage 1 of the subdivision for approval by Council. The surface of the public footway or path on this lot is to be sealed in accordance with Council's requirements.
- 5(b) The developer is to submit a Landscaping Plan for Lots 100, 101, 102 for approval with details of suitable trees for the streetscape of the approved works. The plan is to be submitted prior to the commencement works. Landscaping is to be completed prior to the sealing of the final stage of the subdivision.
- 5(c) The developer must provide the Council with an amount of \$350 for every street tree on the landscaping plan by way of a bond. The bond will be released to the developer at the cessation of the relevant 12 month 'on-maintenance period', which commences after the Sealing of Final Plan of the last stage of the subdivision.
- 5(d) The Final inspection will be conducted by the Director Infrastructure Services or their delegate, and must be prior to the sealing of the Final Plan for the last stage of subdivision following the issue of a statement by Council confirming satisfactory planting of all street trees.
- 5(e) A weed management plan (WMP) must be submitted to Council for approval prior to the commencement of works. The WMP must:
- Identify any environmental weeds on the site;
  - Include a simple map of the property that defines the areas which contains the weeds,
  - Set out an environmentally-appropriate methodology for eradicating the identified weeds, including appropriate disposal;
  - Include an action table that provides clear and detailed actions, the area to be targeted, the timing of each action and the persons/parties responsible for undertaking all actions;

- Include prescriptions to minimise impacts on native vegetation and minimise soil disturbance;
- Specify that no soil is to be imported onto the site unless it is a certified in accordance with Australian Standard AS 4419 *Soils for Landscaping and Garden*.

6 All works for the installation of infrastructure on the Esplanade that are carried out at the outfall area must be undertaken in accordance with the *'Wetlands and Waterways Works Manual'* , guidelines 2 and 3 (DPIPWE, 2003), and *"Tasmanian Coastal Works Manual"*, 12.1 drainage and stormwater management (DPIPWE, Page and Thorp, 2010).

7 The developer must ensure development of the land is carried out in accordance with all requirements and recommendations of the Bushfire Report and Plan (and any approved revision of that plan by an accredited assessor). The Bushfire Report and Plan must be fully implemented by the developer for each stage and must thereafter be maintained by the developer.

Prior to the sealing of the Final Plan of each respective stage all requirements of paragraph 5.2, 5.3, Table 1, 2 and 3 (including completion and registration of Part 5 Agreements under the *Land Use Planning and Approvals Act 1993* ('Act') for Lots 51-61 and Lot 12) as required by the Bushfire Report and Plan, must be completed to the satisfaction of the Council.

An approved stage of a subdivision will not be sealed unless the Council is satisfied these requirements have been implemented as required by the Bushfire Report and Plan, and in accordance with all statutory requirements including requirements of a Director's Determination under the *Building Act 2016*, where applicable.

8 The conditions set out in the TasWater Submission to Planning Authority Notice dated 20 December 2019 (TWDA 2017/01865-HVC) apply to this permit (as attached) except for conditions 18 and 19.

- 9 Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Director Infrastructure Services. The cost of locating the pipes and creating the easements must be at the developer's full cost.
- 10 The Final Plan of Survey and Schedule of Easements together with a Part 5 Agreement where necessary, Transfer or other related document must be submitted to Council together with two copies of each.

At the time of lodging the Final Plan of Survey for a stage, the developer must ensure that all conditions of approval have been completed and provide a written statement to this effect.

- 11 Reinforced concrete pathways must be constructed centrally within the footway reservations and public open spaces at locations shown on the Subdivision Plan in accordance with TSD-R11 and TSD-E01.
- 12 Reinforced concrete footpaths must be constructed at locations shown on the Subdivision Plan in accordance with TSD-R06, TSD-R11, TSD-R18, and TSD-E01.
- 13 Survey pegs must be stamped with lot numbers prior to the sealing of each stage of the subdivision.
- 14 Council will provide unique road numbers for all the proposed roads within the development. These numbers must then be referenced on the design and "As-Constructed" drawings. The proposal will also be assessed as to the suitability of street numbering for each road segment. The developer must submit to Council within one month of the permit being issued a list of preferred names for new roads or alternately select name from Council's preferred road name listing. Council will endorse, or otherwise, the proposed road names.

Should the developer not submit or select road names Council will allocate a

name from the preferred road name listing.

All new road signs related to this development must be provided and installed by Council at the developer's cost. The actual costs must be paid prior to the sealing of the relevant Final Plan of Survey and shall be based on the rates adopted by Council at the time of payment.

- 15 The developer must not commence civil construction works within a road reservation until the following requirements are met:
- (a) A *'Permit to carry out works within a Council road reservation'* has been issued by Council and the associated application fee paid;
  - (b) A traffic and pedestrian management plan has been lodged with Council that is in accordance with Department of State Growth (DSG) ['Traffic Control for Works on Roads' Tasmanian Guide, - 2021'. PDF \(transport.tas.gov.au\);](#)
  - (c) The DSG issues a permit ("Works Permit") under the *Roads and Jetties Act 1935* for works to be carried out by the developer within the Channel Highway road reservation that incorporates a traffic management plan approved by the DSG; and
  - (d) Any other requirements that the Department of State Growth or the Director Infrastructure Services may require regarding the above matters.

- 16 The road reservation for the subdivision must be provided with lot boundaries splayed where necessary, and shown as "Road" on the Final Survey Plan. The developer must arrange for the necessary transfer of the road reservations to Council at the time of lodgement of the Final Plan of Survey for sealing of the relevant stage.

Road reservation widths for the subdivision must be in accordance with TSD-R06, TSD-R07 and TSD-R08.

- 17 The road layout and design of the subdivision must be adequate to provide for the proper operation and manoeuvrability of Council's contract garbage collection vehicles and operations.

- 18 Road pavements for the subdivision must be designed in accordance with IPWEA Tasmanian subdivision guidelines 2013 and TSD-R06 to the satisfaction and approval of the Director Infrastructure Services in accordance with the following requirements.
- (a) General road gradient must be  $> 0.5\%$  and  $\leq 16\%$ ;
  - (b) Pavements must be designed to suit the ultimate traffic loads determined after completion of geotechnical reports of the sub grade. Minimum soil testing required for the design of the pavement must comprise a representative on-site soaked CBR test for every 50m of road pavement (or part thereof) or where there is change of sub grade;
  - (c) The pavement design calculations including the geotechnical report must accompany the plans submitted for approval;
  - (d) The sub grade must be inspected and approved prior to commencement of construction of the pavement in accordance with construction guidelines. Any sub grade improvements shall be subject to additional inspections and approvals;
  - (e) Surface (wearing course) must be a minimum 40mm thickness approved compacted hot mixed asphalt in accordance with TSD-R06 and TSD-E01;
  - (f) Concrete kerb and channel must be provided to both sides of any new road pavement with a minimum gradient of 1.0%. and must be in accordance with TSD-R06, TSD-R14 and TSD-R16;
  - (g) Road subsoil drainage must be installed in accordance with TSD-R06 and TSD-R12;
  - (h) Road pavements shall be designed to convey the 1 in 100 year ARI storm event overland flow; and
  - (i) Road drainage systems must be integrated with the subdivision piped stormwater reticulation system and filtered/detained to points of discharge.
- 19 Minimum sealed road widths must be must be in accordance with Condition 29 unless otherwise approved by the Director Infrastructure Services.
- 20 All sewer, water and stormwater extensions or relocations including TasNetworks and Telecommunication authorities supply infrastructure including fibre ready

facilities (pit and pipe that can hold optical fibre line) that are externally required to serve the development must be constructed to the approval of the Director Infrastructure Services at the developer's cost.

- 21 Site filling that exceeds a depth of 300mm must be placed in accordance with AS 3798 *Guidelines for commercial and residential developments 2007*. Upon completion of the works, the supervising engineer must confirm in writing that the works have been carried out in accordance with AS 3798. The location of fill areas must be shown on the "as constructed drawings" and relevant Final Plan of Survey.
- 22 A piped reticulated stormwater system minimum 375mm diameter, a Gross Pollutant Trap and associated treatment devices, overland flood ways and point discharges to the natural water course must be provided in accordance with the following:
- (a) Sized to contain a minimum of a 1 in 20 year ARI storm event from the contributing "developed" upstream catchment.
  - (b) 150mm diameter individual lot drainage connections to service the lowest point of each lot connected to a piped stormwater main or sub main system as required.
  - (c) Overland flow paths for the 1 in 100 ARI storm event. Paths must be located within road reservations and pavements, footways or public open spaces.
- 23 Underground power must be provided to each lot and street lighting in accordance with the requirements of TasNetworks at the developer's cost and as follows:
- (a) Cabling and street lighting design including annual operating costs must be submitted to Council for approval prior to engineering plan approval.
  - (b) Generally standard TasNetworks standard poles together with Huon Valley Council required LED lamps and lenses must be provided.
  - (c) Lighting poles, LED lamp and lenses, cabling for street lighting and other infrastructure installed in accordance with this condition as part of the subdivision works, are works to which Condition 26 and 28 apply. Therefore following installation, the infrastructure is to be taken on-maintenance in accordance with Condition 26 and Condition 28.

- 24 Prior to the commencement of Stage 1 site works, a Soil and Water Management Plan (SWMP) must be prepared by a suitably qualified engineer for the approved staged subdivision construction works to the satisfaction and approval of the Director Infrastructure Services and in accordance with the following:
- (a) NRM South – Soil and Water Management of Construction Sites Guidelines.
  - (b) Prior to commencement of each stage of the subdivision the approved SWMP must be implemented and satisfactorily inspected by the Council’s Development Engineer.
  - (c) Suitable approved topsoil must be stockpiled on the site for future reinstatement of disturbed areas for each construction stage.
  - (d) All cleared vegetation must be removed from the site. Disposal by burying or burning is not permitted.
  - (e) Prior to practical completion of each approved construction stage all disturbed surfaces on the land authorised by this permit, except for those areas set aside for roadways and footpaths, must be dressed to a minimum depth of 50mm with:
    - (i) Approved local stockpiled topsoil;
    - (ii) Approved weed free imported topsoil; and
    - (iii) Revegetated with local plants, grasses and stabilised.
- 25 (a) At practical completion and the satisfactory completion of all mandatory audit inspections for each approved stage of the subdivision works, the supervising engineer must:
- (i) Request a joint on site practical completion inspection with the Council’s authorised representative;
  - (ii) Provide written confirmation that the works have been substantially completed in accordance with the Council approved plans and specifications and that the appropriate levels of quality and workmanship have been achieved;
  - (iii) Provide a copy of relevant documentation that all requirements have been carried out as applicable by the following:
    - a. Department State Growth
    - b. Department Primary Industries, Parks, Water and Environment;

- c. Telecommunication authorities
- d. TasNetworks
- e. TasWater
- f. Component Manufacturers – Gross Pollutant Trap (GPT).

- (iv) Provide certification that site filling exceeding 300mm has been placed in accordance with AS 3798 2007 (*Guidelines on earthworks for commercial and residential developments*). Fill areas must be shown on the 'As Constructed' drawings;
- (v) Provide a signed checklist for 'As Constructed' drawings;
- (vi) Submit A1 size 'As Constructed' drawings in accordance with Council's Survey Brief, at a scale of 1:200 or 1:500 as appropriate, unless approved otherwise, certified as correct by a registered land surveyor in accordance with Council's Survey requirements for subdivisions, developments and capital works projects;
- (vii) Submit A1 size 'As Constructed' drawings of all traffic management signage, pavement markings and associated infrastructure as approved by Council and the Department of State Growth;
- (viii) Provide digital files clearly labelled and in AutoCAD DXF/DWG format;
- (ix) Provide CCTV inspection and associated report of any new public stormwater infrastructure to be taken over by Council;
- (x) Provide operating and maintenance manuals and appropriate training sessions for the Gross Pollutant Trap.

(b) Council will issue a Certificate of Practical Completion including a minor defects list, upon the successful completion of:

- a. All mandatory audit inspections;
- b. Provision of acceptable documentation;
- c. Practical completion inspection; and
- d. Provision of Bond and Bank guarantees.

26 The supervising engineer or developer must lodge a maintenance bond and Bank guarantee of 10% of the total contract sum including GST to cover the satisfactory rectification of minor defects and defective works during the statutory 52 weeks

maintenance period after the issue of Certificate of Practical Completion for each approved stage of the subdivision.

The developer is to complete a security agreement for management of construction works during the maintenance period of each stage with Council prior to the sealing of a Final Plan of Survey for a stage of the subdivision.

- 27 All works associated with each approved stage of the subdivision must be completed to the satisfaction of the Director Infrastructure Services, and where applicable, the Department of State Growth for works within the Channel Highway road reservation, prior to the sealing of the Final Plan of Survey by Council for the respective stage.

Quality assured contractors may lodge a notice of intent to Council requesting assessment and approval that security be accepted to cover the completion of any outstanding works to enable the sealing of the Final Plan of Survey. The assessment will be in accordance with Council's policy at the time and shall include but not be limited to the following and subject to an onsite inspection and report by Council's officers and confirmation in writing:

- (a) All road pavement, kerbs, channels and accesses must be substantially constructed;
- (b) All sewer, stormwater, water mains and associated house connections must be constructed and capable of satisfactory operation;
- (c) Written confirmation that all requirements of the Department of State Growth, TasNetworks and Telecommunication agencies and other services authorities have been satisfactorily completed; and
- (d) The provision of acceptable "As Constructed" drawings.

- 28 (a) The satisfactory completion of all public infrastructure for each stage of the subdivision works shall be considered achieved when:

- (i) A Certificate of Practical Completion has been issued;
- (ii) Minor defects and any defective works have been satisfactorily rectified at the

completion of the 52 week maintenance period.

(b) Council shall be entitled to call upon the bond and bank guarantee funds to complete or rectify any outstanding defective works after the expiry of the maintenance period;

(c) At the end of the statutory 52 week maintenance period, the supervising Engineer must request a joint onsite inspection with the Council's authorised representative to confirm that all outstanding practical completion minor defects and defective works have been satisfactorily completed;

(d) Upon satisfactory completion of all outstanding practical completion items, minor defects and defective works, Council will issue a notice of satisfactory 'Final Inspection' and all of the infrastructure works for the relevant stage shall be taken over by Council;

(e) After takeover of the works, it shall be the responsibility of the supervising engineer or developer to request Council to release all Bond and Bank Guarantee monies.

29 (a) The design and construction works for the staged subdivision works including road junctions and accesses must be carried out generally in accordance with the submitted application plans and associated hydraulic and traffic impact assessment reports to the satisfaction and approval of the Director Infrastructure Services, and where required, the DSG, and in compliance with the following:

- (i) Relevant provisions of the *Huon Valley Interim Planning Scheme 2015*;
- (ii) IPWEA Tasmanian standard construction drawings and specifications;
- (iii) IPWEA Tasmanian subdivision guidelines;
- (iv) Austroads standards;
- (v) Department of State Growth construction Guidelines and Specifications;
- (vi) Australian rainfall and run off guide lines 2019;
- (vii) Engineering design plans that includes but is not limited to the following;

- i. Implementation of the recommendations of the Traffic Impact Assessment undertaken by Keith Midson Traffic Engineer, by the developer at the developer's cost;
  - ii. Construction of the internal road network in accordance with the approved subdivision staging plan including, junctions, concrete footpaths, footways, flood ways, reticulated stormwater system, the Gross Pollutant trap and associated filtered stormwater devices;
- (viii) the driveway and road design which details the following:
- i. long and cross sections of the driveway/access road;
  - ii. cut and fill batters and any stabilisation works required;
  - iii. contours, finish levels and gradients of the driveway/access road;
  - iv. drainage and scour protection;
  - v. pavement construction; and
  - vi. sight distance at road junctions and accesses demonstrating compliance with the minimum requirements of the *Huon Valley Interim Planning Scheme 2015*;
- (ix) the stormwater design which must detail the following:
- i. water sensitive urban design principles incorporated into the design to achieve the acceptable stormwater quality and quantity targets required in Table E7.1 of the *Huon Valley Interim Planning Scheme 2015*. Supporting documentation with associated hydraulic calculations and MUSIC modelling must be submitted;
  - ii. long section details for the proposed stormwater infrastructure and supporting documentation and associated hydraulic calculation;
  - iii. drainage easements within the subject property boundaries and the stormwater main located centrally within the easement.

- (x) Advice on vegetation to be retained or removed for the subdivision works;
- (xi) All other work required by this permit;

- (b) The engineering plan approval will be valid for a maximum period of two years from the date of Council endorsement, and if practical completion has not been achieved within the time limit, the engineering plans will be subject to re-assessment;
- (c) The engineering plans and specifications must be prepared and certified by an accredited professional engineer to the satisfaction and approval of the Director Infrastructure Services; and
- (d) A fee equal to 2% of the contract fee of the civil construction works or where no contract is let, an estimate of this fee prepared by a registered consulting engineer is payable to the Council prior to commencement of the works. If required by the Council the developer is to provide the schedule of costed civil construction works or other documentation setting out the contracted amount.
- (e) The provision and installation of all infrastructure is to be at the developer's expense.

30 All existing sewer, water, stormwater plumbing infrastructure including TasNetworks and Telecommunication authorities supply infrastructure traversing newly created lots, must be removed and/or replaced as necessary so that they are contained wholly within the boundaries of the specific lot which they service with all associated costs borne by the developer. The requirements of the relevant service authorities must be strictly complied with by the developer.

31 Vehicular accesses must be constructed in standard grey concrete with a broomed non slip finish to all lots from the back of the kerb crossing layback to the lot boundaries and be in accordance with TSD-R09 and TSD-E01.

32 Reinforced concrete pedestrian kerb ramps must be constructed at locations shown on the approved engineering plans in accordance with TSD-R18 and following:

- (a) Australian standard AS1428-1 design for access and mobility 2019;

(b) Australian standard AS1428-4 Tactile Indicators 2019.

33 In accordance with the provisions of Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, payment of a cash contribution for Public Open Space for the relevant lots in each stage of the subdivision must be provided to the Council prior to the sealing the Final Plan of Survey for each stage of the subdivision.

The cash contribution amount is to be equal to 5% of the unimproved land value of the land at the date of subdivision approval exclusive of:

- the Balance Lot and
- that part of Lot 104 to be used for Public Open Space (i.e., non-infrastructure related purposes) and Lot 105.

The Council will accept a transfer of Lot 104 as Public Open Space for part of the financial payment of the Public Open Space amount in accordance with the valuation of this lot in accordance with this condition, and subject to the developer arranging for a transfer of registration of that land to Council in accordance with permit Condition 3.

The value of the above lots including Lot 104 is to be determined by a Land Valuer within the meaning of the *Land Valuers Act 2001* at the developer's expense.

34 The cost of any repair work or any alterations to and/or reinstatement of existing services including roads and footpaths or private property incurred ("remedial works") required as a result of the development is to be at the expense of the developer.

Remedial works are to be undertaken by the appropriate authority concerned or alternatively undertaken with the written consent of the appropriate authority.

35 At the end point of all staged roadworks, the developer is to install a temporary turning circle in accordance with the requirements of Director Infrastructure Services.

These works are to be completed prior to sealing the relevant Final Plan of Survey and the turning circle is to be shown on the engineering plans submitted for Council's approval.

- 36 To prevent unauthorised vehicular access to public recreation areas, all access points to reserves, parklands and open spaces must be obstructed by 100mm minimum diameter posts set 1.2m apart. Two bollard posts must be removable but capable of being locked in position. The developer is to ensure that the design and installation of these posts and bollards are approved by the Director Infrastructure Services.